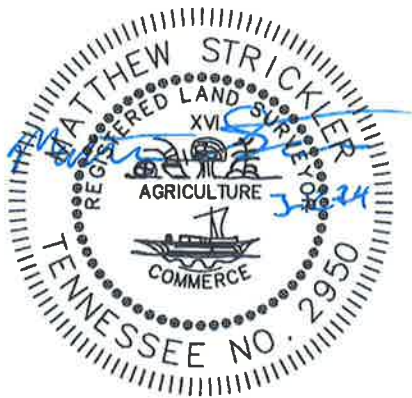


1
WOODLEAF SUBDIVISION
 P.B. 41, PG. 16



LEGEND

AC	ACRES
PG	PAGE
P.B.	PLAT BOOK
S/B	SETBACK
R=	RADIUS
L=	LENGTH
CH=	CHORD
PP	POWER POLE
℄	CENTERLINE

NOTES:

- 1) NORTH BASED ON PLAT BOOK 41, PAGE 16
- 2) SETBACKS TO CONFORM TO ZONING DESIGNATION
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 6) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, EASEMENTS COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
- 7) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 8) THE PURPOSE OF THIS PLAT IS FOR A FRONT SETBACK VARIANCE.

MAP OF: 0.094 ACRES

OWNER: AARON ROSE

CIVIL DISTRICT: 13TH COUNTY: SULLIVAN

STATE: TENNESSEE TAX MAP 77, PARCEL 45.01

SCALE: 1 INCH = 30' DATE: MARCH 4, 2024

REFERENCE: DEED BOOK 3595, PAGE 1340

24-13289 FB/PG: N/A

FOR: OWNER

ALLEY & ASSOCIATES, INC.

422 E Market Street
 Kingsport, Tennessee 37660
 E-mail: mstrickler@alleyassociates.com

185 Rock Springs Road

Specific Hardship:

1. Lot shape prevents development without variance.

Specific Notes:

1. Variance will not affect property owner to the east because the property is owned by CSX Railroad.
2. City of Kingsport has owned the lot since 1976.
3. As recently as April 2012 the property had a structure on it (See Exhibit A).
4. A structure was on property prior to any homes built on Springleaf Court or Woodleaf Lane (See Exhibit B).
5. Until September 2020, all the lots on Springleaf Court have been owned by the same owner since 1988.
6. I would counter any argument made that a smaller home would affect resale or property values of adjoining lots.
 - a. Counter -
 - i. We have been in the hottest housing market since 2008 and these lots are still vacant.
 - ii. A structure (possibly a sanitary lift station - I have not been able to confirm - structure was served with 3 phase power) was on this parcel before the subdivision in the immediate vicinity were built. This did not deter development in this area.

Home Specifications:

1. Metal framing
2. Concrete Slab Foundation
3. Interior - Sheetrock wall covering
4. Exterior - Vinyl siding
5. Concrete or Asphalt Drive

185 Rock Springs Road

Exhibit A - April 2012 - Google Earth



185 Rock Springs Road

Exhibit B - March 1997 - Google Earth

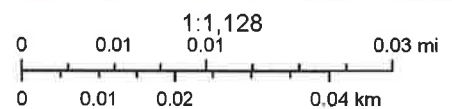


Sullivan County - Parcel: 077 045.01



Date: March 13, 2024

County: Sullivan
Owner: KINGSPORT CITY OF
Address: ROCK SPRINGS RD 185
Parcel Number: 077 045.01
Deeded Acreage: 0
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

